

VILLAGE OF SCOTIA PLANNING BOARD
Meeting Minutes
December 6, 2021 7:00 p.m.
Village Hall & ZOOM

Call to Order:

Chair Eric Buskirk called the meeting to order at 7:06 p.m.

Attendance: Planning Board Members – Chair Eric Buskirk, Tim Goyette, Jesus Santiago, Gregg Zeman, Jeff Parry, Alternate Member Bryan Reed, Building Inspector Luis Aguero, Village Attorney Lydia Marola, Board of Trustees Liaison George Solotruck

Voting members: Eric Buskirk, Tim Goyette, Jeff Parry, Jesus Santiago, Gregg Zeman

Excused:

Minutes of the Planning Board meeting held October 4, 2021:

Motion: by Eric Buskirk; Seconded by Gregg Zeman;

That the minutes of the October 4, 2021 Planning Board meeting are hereby approved.

All in favor.

Abstained: Tim Goyette

Minutes of the Planning Board meeting held November 1, 2021:

Motion: by Eric Buskirk; Seconded by Tim Goyette;

That the minutes of the November 1, 2021 Planning Board meeting are hereby approved.

All in favor.

Abstained: Jeff Parry

204, 206, 208 Mohawk Avenue – Stewart’s Shops

a.) Public Hearing

Representative Tyler Fronte of Stewart’s Shops was in attendance to present the site plan application for the properties located at 204, 206, 208 Mohawk Avenue. The applicant is proposing construction of a new Stewarts Shops facility with self-service gasoline. Two lots to the West of existing shop will be absorbed as well as existing Police parking lot which is due to be re-located to 125 James Street. The elevations presented reflect a faux second story with dormers and a cupola. A trip generation study was also provided by the applicant indicating nine new a.m. trips and 28 new p.m. trips. The canopy presented reflects a simple design as to not distract from the design of the building and to not appear too large from the street-view. The Traffic Safety Committee also reviewed this proposal. Property tax implications will be determined by the Assessor and are not included in site plan review.

Chair Eric Buskirk opened the public hearing at 7:29 p.m.

- Tamela Horm – 207 James Street, Scotia, NY 12302
 - Occupies residence to the rear of the existing Police lot. Concerned about location of gas tanks and effect on property value. Would also like a privacy fence. The applicant addressed the residents’ concerns.
- Mark Eagan – 3 Brenmar Ct., Albany, NY
 - President, CEO of the Schenectady County Chamber of Commerce. Spoke to the nobility of Stewarts’ presence in the community and encourages the support of the Village of Scotia Planning Board.
- Cathy Gatta – 46 Washington Road, Scotia, NY 12302
 - Spoke on behalf of the Scotia BID in support of Stewart’s Shops.

- Ray Gillen
 - Commissioner of Planning and Economic Development, Chair of Metroplex.
Spoke in support of Stewart's Shops.

Chair Eric Buskirk closed the public hearing at 7:40 p.m.

b.) Discussion

The applicant plans to keep the existing shop open during construction and will only close if safety becomes an issue. Chair Eric Buskirk inquired about the NYSDOT approval letter. At this time, the applicant does not have a formal letter, only email correspondence and will be obtaining a permit in order to complete the project. Traffic flow and street parking were also discussed. Lighting was discussed to be a 4,000-kelvin maximum. Member Time Goyette agrees with the Chair's comments and feels the project is a good idea. Member Jeff Parry feels that the project is not of an appropriate scale for the location and discourages the walkability of Scotia, despite accommodations to the Design Guidelines. Parry states that he also sees positives to project. Member Gregg Zeman asked about the police parking lot location. He and the Chair do not feel the James Street location is appropriate however; according to Mayor Gifford the James Street lot is not to be considered with this site plan review. The Planning Board continued to discuss the esthetics of the proposed building. Chair Eric Buskirk stated that landscaping is adequate. The applicant will return before the board during a special meeting with a final site plan to reflect the discussed details.

**a.) Action
Tabled**

255 Mohawk Avenue – Gabriel's Supermarket

Representative Luigi Palleschi of ABD Engineers was in attendance to present the application and site plan for the property located at 255 Mohawk Avenue. The applicant wishes to erect an accessory structure on the rear of the site which overlaps the existing property line of 230 Glen Avenue, a residential parcel also owned by the applicant. The purpose of the structure would be for meat processing. The location was selected to have least visual impact and effect on parking for the business. The applicant would need to amend the lot lines. The proposed structure will have utilities (water/sewer/electric). Water and sewer lines will be tied into the existing for the 255 Mohawk Avenue property. The Building Inspector commented that there is a lack of stormwater management and landscaping at the site. ADA compliant parking and pedestrian walkways are also insufficient at the site. Elevations of the building will also need to be provided. Chair Eric Buskirk will consult with the Superintendent of Public Works regarding stormwater and the installation of a drywell. The Chair asked the applicant if they can improve the building lighting to be downcast and incorporate parking lot lighting as well. The applicant will revise the site plan as per the Planning Board and Building Inspector comments.

Training Status Report:

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|-------------------------|-------------------------|
| Current Training Hours: | Eric Buskirk: 1 |
| | Jesus Santiago: 3.5 |
| | Gregg Zeman: 4.5 |
| | Tim Goyette: 1 |
| | Jeff Parry: -1.5 |
| | Alternate Bryan Reed: 6 |

New Business: None

Old Business: The Sidewalk Bump-Outs have been approved for Mohawk Taproom to install a trial seating area. The project has been suspended due to construction material costs. Trustee Solotruck suggests re-visiting this concept for the Spring.

Adjournment:

Motion: By Jeff Parry; seconded by Eric Buskirk;

To adjourn meeting at 9:03 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk